

An aerial photograph of the El Paso city skyline, showing various buildings and streets. The image is faded and serves as a background for the text.

EL PASO CITY COUNCIL

Special Work Session on Code Regulations June 4, 2007

TITLE 20 (ZONING) – REVISIONS

Issue	Recommended Text	Council Discussion
Effective date of regulations	n/a	Regulations effective September 1, 2007
Chapter 20.06 (Zoning Districts & Map) - Designation of Quarry zone within Industrial/Manufacturing Districts	Identified Quarry zone as Light Industrial District	Change Quarry zone as Heavy Industrial District
Chapter 20.08 (Permissible Uses) - Land Uses	Freight terminal defined, but not shown on Table	Add freight terminal as use permitted in M-1, M-2, M-3; permitted with a detailed site development plan in P-I; and under a master zoning plan in IMU
Chapter 20.08 (Permissible Uses) - Land Uses	Identified a motor carrier terminal as a use requiring special permit in P-I	Change motor carrier terminal as use permitted with a detailed site development plan in P-I
Chapter 20.08 (Permissible Uses) - Land Uses	Identified a transportation terminal type A as a use requiring special permit in P-I	Change transportation terminal type A as use permitted with a detailed site development plan in P-I
Chapter 20.10 (Supplemental Use Regulations) - Outdoor flea markets	Required a 6' high screening wall along the site perimeter for outdoor flea markets for existing flea markets; and a 6' high masonry wall for new outdoor flea markets; site perimeter defined as property lines	Modify requirement to add temporary screening wall surrounding use, in addition to screening required at property lines

TITLE 20 (ZONING) – REVISIONS

Issue	Recommended Text	Council Discussion
Chapter 20.16 (Screening & Fencing Regulations) - Mandatory Walls	Allows 6' high masonry, chain link, tubular or wrought iron fencing adjacent to drainage structures and irrigation canals; and allows waiver with an alternative design	Change requirement to a 6' high masonry wall in all cases, except when adjacent to recreational uses; allow other construction materials when adjacent to recreational uses; otherwise no waivers
Chapter 20.18 (Sign Regulations) – Prohibited signs, temporary inflatable signs	Temporary inflatable signs and temporary active motion inflatable signs shown as prohibited signs	Allow temporary inflatable signs and temporary active motion inflatable signs; modify definitions to allow minimal advertising
Chapter 20.18 (Sign Regulations) - Prohibited signs, signs located within public row	All signs within public row are prohibited, except as otherwise authorized under a special privilege license or other City ordinance, resolution or other valid authorization	Allow signs within the public row that meet the following criteria: constructed of wood, metal, plastic or hardboard material, or is entirely fixed to a background constructed of any of these materials; sign is located within a parkway; sign is freestanding; sign is in place between 10:00 am and 7:00 pm; sign is no larger than 5 square feet, and is no greater than 36 inches in any dimension; and sign does not exceed 36 inches in height
Chapter 20.18 (Sign Regulations) - Prohibited signs, mobile vehicle signs	Off premise mobile vehicle signs are prohibited if sole purpose is for displaying advertising	Clarify definitions to prohibit mobile billboards, but allow advertising on vehicles related to business operations

TITLE 20 (ZONING) – REVISIONS

Issue	Recommended Text	Council Discussion
Chapter 20.18 (Sign Regulations) - Temporary on-premise signs, portables	Maximum duration of a display at any one time is limited to 60 consecutive days, and minimum of 30 days between permitted displays	Allow maximum duration of a display at any one time to 90 consecutive days
Chapter 20.22 (Nonconforming Situations) - Destroyed or damaged uses	Except for single-family dwelling units, other uses destroyed by 50% or more require compliance with zoning regulations in effect	Clarify that single-family dwelling units that are damaged or destroyed are permitted to rebuild up to 100% of prior footprint
Title 20	n/a	Grammatical corrections

POLICY ISSUES FOR LRC CONSIDERATION

Code	Chapter	Issue	Staff Comment
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create new open space district or overlay designation to complement recommendations of the Parks & Open Space Plan	New Mixed Use Districts allow for Council to designate areas for Open Space with specific criteria; neighborhood conservancy overlay designation also allows for preservation opportunities as guided by a neighborhood plan
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create separate district for regulation of mobile home subdivisions and mobile home parks	Currently allowed in RMH and A-M zoning districts where these uses abut other residential uses; are permitted in commercial zones similar to other multi- family developments with supplemental use restrictions
Title 20 (Zoning)	Chapter 20.08 (Permissible Uses)	Evaluate mechanism to restrict expansion of churches, schools and other uses of public assembly that impact neighborhoods negatively	Needs legal guidance
Title 20 (Zoning)	Chapter 20.12 (Density & Dimensional Standards)	Allow inclusionary zoning where up- zoning to higher residential zoning by requiring a percentage of housing to affordable markets	Needs legal guidance
Title 20 (Zoning)	Chapter 20.14 (Off- Street Parking & Loading Regulations)	Require bicycle requirements for all uses, set minimum spaces	Proposed regulations require bicycle parking for certain uses

POLICY ISSUES FOR LRC CONSIDERATION

Code	Chapter	Issue	Staff Comment
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Adjust and/or reduce vehicle off-street parking requirements for all uses to promote mass transit alternatives	Current regulations are minimum standards for uses as set by industry standards
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Evaluate requirement for structured parking versus surface parking for high demand uses	Needs legal guidance
Title 20 (Zoning)	Chapter 20.16 (Screening & Fencing Regulations)	Address screening requirements of more intensive governmental uses (both existing and proposed uses)	Inventory of existing City governmental uses required; assignment pending
Title 18 (Building & Construction)	Chapter 18.46 (Landscape)	Require landscaping within parkway areas	Proposed regulations allow for landscaping within parkway areas (limited to height of 24 inches), but does not count towards landscape requirement on private property; Subdivision Code is looking at reducing and/or eliminating parkway areas under certain circumstances
Title 18 (Building & Construction)	Add new chapter	Develop residential landscape regulations	Assignment pending
Title 9 (Health & Safety)	Chapter 9.10 (Mulberry Trees)	Revise regulations to remove prohibition on planting of mulberry trees	Policy direction pending